



## COMMUNITY DEVELOPMENT DIVISION FREDERICK COUNTY, MARYLAND

### *Department of Permits and Inspections*

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### **10 Most Common Reasons Why Residential Building Inspections Fail** **Reference 2009 International Residential Code**

1. **Location of structure doesn't match plot/site plan;** *Section R106.2 (Site plan or plot plan)* – The structure must be located on the property per the plot plan or site plan that was submitted, reviewed, and approved.
2. **Approved Construction Drawings Are Not on Site or Construction on Site Doesn't Match Approved Drawings;** *Section R106.3.1 (Approval of construction documents)* – The reviewed, stamped set of drawings must be on site for the Inspector to compare with the actual construction at each inspection. If the structure is not built per the reviewed drawings, a revision to the permit is required and must be approved prior to inspection approval.
3. **Footing not ready;** *Section R109.1.1 (Foundation inspection)* – The Contractor is still working and job is not complete and ready for inspection, soft soil is encountered and not removed, depth is not below the frost line, or mud and water is in the footer.
4. **Drain tile not correct;** *Section R405.1 (Foundation drainage)* – The drain tile is required to be run to daylight by gravity flow whenever possible, length of run does not matter, also used wrong size or unwashed stone.
5. **Foundation anchorage not correct;** *Section R403.1.6 (Foundation anchorage)* – Using wrong type, installed incorrectly, spacing is incorrect (usually there are no anchors within 12" of end of mud sill).
6. **Stairway Headroom Less Than Required;** *Section R311.7.2 (Headroom)* – The stairway headroom is less than the required 6'8" which is measured vertically from the sloped line adjoining the tread nosing.
7. **Stair Treads not correct depth and/or Risers are not the correct height;** *Section R311.7.4 (Stair treads and risers)* – The maximum riser height is 7 3/4" and the minimum tread depth is 10" with a maximum difference in the flight of stairs not more than 3/8". This difference allows for riser height to be from 7 5/8" to 7 3/4" and the tread to be no less than 10".
8. **Handrails not correct;** *Section R311.7.7.2 (Continuity)* – Handrails for stairways shall be continuous for the full length of the flight from a point directly above the top riser to a point directly above the lowest riser of the flight. They shall be returned or shall terminate in newel post, and shall have a 1 1/2" space between the adjacent wall and handrail.
9. **Open risers not correct;** *Section R311.4.3 (Profile)* – Open risers are permitted provided that the opening between treads does not permit the passage of a 4-inch diameter sphere.
10. **No Smoke Alarm where required;** *Section R314.3.1 (Alterations, repairs and additions)* – When alterations, repairs or additions requiring a permit occur or when sleeping rooms are added in existing dwellings, the dwelling unit shall be equipped with smoke alarms located as required for new dwellings.

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